

District III Advisory Board Minutes
Dec. 2, 2009
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The District III Advisory Board meeting was held at 7 p.m. at the Wichita Water Center at 101 E Pawnee. Nine District Advisory Board members were in attendance; 12 City staff and 10 members of the public were present (one did not sign in).

Members Present

Teresa Cook
Judy Dillard
Jim Gulick
Joann Hartig
John Kemp
DeWayne Kitchen
Brian Nelson
Roger Smith
Bill Ward

Members Absent

Charlotte Foster
Billie Tucker
Council Member Jim Skelton

Staff Present

Doug Kupper, Park and Recreation
Officer Ginny Wylie, Patrol South
Officer Shanna Cornwell, Patrol East
Sgt. Brett Stull, Patrol South
Janet Johnson, Neighborhood Services
Capt. Mike Russell, WFD
Steve Crusinbery, WFD
Luke Barthelme, WFD
1 firefighter didn't sign in
Brad Snapp, Housing
Michael Hollimon, Housing
Bill Longnecker, MAPD

Guests

Listed on the last page

ORDER OF BUSINESS

At 7 p.m. **Pro Tem Bill Ward** called the meeting to order. The meeting minutes from Nov. 4, 2009, were approved **8-0**. New member Roger Smith has not yet been sworn in, so cannot vote on items.

PUBLIC AGENDA

Scheduled items

No items

Non-Scheduled items

Tom Hein, Kansas Department of Transportation, provided a brief update on the construction at the 47th Street interchange. He said the businesses in the area have been extremely patient; the process of moving utilities continues. He said they will bring the bridge down in January and that will be a two-night process. The temporary stop light at Emporia won't go in until the ramp is ready and then they will start Phase I.

Judy Dillard asked if the phone company had started moving its lines; **Hein** said yes, they've been working on it since day 1. He said a lot of the work done this far has been related to storm water issues. Current projection for project completion is mid 2011, but that is subject to change.

Action: Receive and file

STAFF REPORTS

Community Police Report

Officer Ginny Wylie, 25 Beat Patrol South, reported city-wide they are seeing a significant increase in residential burglaries. She said they took four burglary suspects into custody today and encouraged citizens to call the police if they see anything suspicious in their neighborhoods. She said if it hadn't been for citizens calling, the police would not have apprehended these four suspects. She reminded everyone not to make themselves easy targets by doing things like putting packages under their tree in front of their window. She also explained the new computerized "intelligence hub" being utilized by police officers. She said it is accessible to all police officers and should make sharing important information easier.

Officer Shanna Cornwell, 33 Beat Patrol East, echoed Officer Wylie's comments that residential burglaries are a problem. She reported the recent Bread of Life Thanksgiving dinner giveaway was rather chaotic and she was the only officer working the event. She said next year they will work toward having a better traffic plan for the event.

Wichita Fire Department Report

Capt. Mike Russell reported there were 5 fires in District 3 in November totaling \$349,300 in property damage. Capt. Russell said the WFD is on track to set a record number of calls with 51,000 so far this year. He said citizens may notice firefighters checking hydrants to make sure they work and are draining properly. Next month, WFD will bring statistical data comparing this year's fire calls to previous years.

Action: Receive and file.

NEW BUSINESS

Changes/Revisions to City Ordinance Governing Park Land & Facilities

Doug Kupper, Director of Park and Recreation, presented recommended changes to the ordinance.

Kupper explained city parks include two types of real estate: some of them are owned and governed by the Board of Park Commissioners and some of them are owned and governed by the City of Wichita. He said the main purpose of this ordinance change is to move all of the rules and regulations under one ordinance so all of the park land will be backed/governed by the same City ordinance.

The Rules & Regulations were last revised in 1986 and **Kupper** said recreation activities have evolved in the City since that time. For example, the City now has skate-board parks and will soon have dog parks and those need to be included and covered under the City ordinance.

Kupper said having all the parks regulated by the same ordinance will allow police to address and prosecute for violations. The new ordinance also mirrors the Special Events ordinance allowing for more consistency.

He noted a few specific items that the ordinance allows such as no glass containers, eliminating the use of fire works at City parks, being able to enforce rules against the inappropriate use of non-interactive fountains (such as the Hyatt one) and changing the fee structure so non profits can rent at a reduced rate.

Joann Hartig wanted to know if alcohol would be served at special events in City parks. **Kupper** said alcohol is not allowed, with the appropriate permits, CMB (cereal malt beverage) could be allowed.

Teresa Cook wanted to know if Park was going to start charging for more things such as use of the skate park. **Kupper** said no, only if they were to have a special event like a skate board tournament – then they might charge an entry fee.

Kupper explained the new ordinance is more of a “housekeeping” issue, bringing all park-related regulations under the same ordinance.

Brian Nelson wanted to know if the City currently has a dog park. **Kupper** said he hopes the City’s first dog park will be open this month. **Andy Solter, Park Board Commissioner**, said a dog park was the number one request the Board heard from citizens. **Kupper** said the park will be divided into two areas: one for big dogs and one for little dogs. He said there will be rules: all dogs must be current on their vaccinations and must have the appropriate paperwork to prove it, dogs must be licensed and no female dogs in heat will be allowed.

Bill Longnecker asked if there will be a requirement for male dogs to be neutered before using the park. **Kupper** said no.

Jim Gulick wanted to know if there is something in the ordinance that will address who cleans up in the dog park. **Kupper** said there will be doggie doo doo bags and receptacles available on site and owners will be expected to clean up after their dogs.

Victor Kirkpatrick asked if there was anything in the ordinance covering RC airplanes; **Kupper** said the ordinance allows staff the ability to make rules for the park. **Kirkpatrick** wanted to know if he could “leave the meeting tonight” with permission to fly in the park. **Kupper** said no.

Kemp (Gulick) made a motion to recommend that City Council adopt the new ordinance.

Action: Motion passed 8-0.

Judy Dillard inquired as to when the parking lot at 55th and Hydraulic would be going in; **Kupper** said work should start any day now.

Andy Solter, Park Board Commissioner for District 3, announced the Park Board is looking for a name for the park at 55th and Hydraulic. He said he had spoken with Judy Dillard, and she provided a couple of suggestions including Big Slough (pronounced slew). **Solter** said they were also exploring names related to trees because eventually the area will have a lot of trees on it. Some of the names suggested at the meeting were South Riverside Park, Sequoia Park, Pistachio Park, Cottonwood Grove, Sunflower Park, Sunset Maple Park, Arbor Park and Pecan Grove Park.

Judy Dillard said she and members of the South Area Neighborhood Association had been considering names. Originally they wanted to name it after former Council Member Phil Lambke, but **Dillard** said Mrs. Lambke wanted a bike path named after him.

Kupper said at this particular park, they have access to reclaimed water so they can make it a real oasis; he said the City may also use part of it as a turf farm.

Tricia Epps suggested going to the media for names; **Solter** said they do that on bigger projects, but because this is a neighborhood park, they wanted the name to be generated by the District/neighborhood.

Solter said anyone who had additional ideas could e-mail them to Judy Dillard or Janet Johnson and they would forward them to him.

Recommendations for FY 2010-2011 Funding Allocations: CDBG, HOME, ESG Funds

Brad Snapp and Michael Hollimon, Housing and Community Services, presented information on the consolidated plan. The U.S. Department of Housing and Urban Development (HUD) considers the City of Wichita to be an entitlement city and as such Wichita receives annual allocations of Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME) and Emergency Shelter Grant (ESG) funds. In order to receive these funds the City is required to prepare a Five Year Consolidated Plan. Then each year the City is required to submit an annual spending plan which addresses the priorities identified in the five year plan. City staff is projecting same level funding for 2010-2011 as the current fiscal year. CDBG: \$2,848,360 HOME: \$1,833,537 ESG: \$125,266.

Charlie Schwarz expressed his disappointment that the stimulus money received by Sedgwick County didn't allow for refurbishing any properties older than those built in 1978.

Bill Ward posed the rhetorical question "How many homes less than 30 years old do we have in our blighted neighborhoods? Not many."

Joann Hartig said she would like to see the money increased for demolitions because OCI usually runs out of money around July.

Jim Gulick (Nelson) made a motion to accept the recommendations for funding allocations for fiscal year 2010-2011 at their current levels.

Action: Motion passed 6-2

Judy Dillard volunteered to serve on the CDBG Grants Review Committee again next year.

Petition to pave Victoria, between 43rd St S and 44th St. S

Shawn Mellies, Public Works Engineering, presented a petition to pave Victoria Street between 43rd and 44th St. South. The signatures on the Petition represented 2 of 5 (40%) resident owners and 66% of the improvement district area. The project will provide paved access to a currently undeveloped residential area in which the Wichita Habitat for Humanity is planning to start building houses in the spring of 2010. The estimated project cost is \$185,000, which will be assessed to the improvement district. The method of assessment is a square foot basis.

Judy Dillard asked if drive-ways are included. **Mellies** said the City will be installing a roll curb so Habitat for Humanity can put the drives in where ever they want.

Jim Gulick had a question on the storm sewer. **Mellies** pointed out on the map where it would be located.

Jim Gulick (Kemp) made a motion to recommend approval of the petition.

Action: Motion passed 8-0.

CON2009-00040 City Conditional Use for Wrecking/Salvage in Limited Industrial and ZON2009-00036 City Zone Change from Single Family to Limited Industrial and General commercial

Bill, Longnecker, Metropolitan Area Planning Department, presented a request for a zone change from SF-5 Single-family Residential ("SF-5") to GC General Commercial ("GC") and LI Limited Industrial ("LI") and a Conditional Use to permit a wrecking/salvage yard on the rezoned LI portion of the 9.66-acre unplatted tract. The subject property was a nursery, which still has many of the nursery's structures on it. The Unified Zoning Code (UZO) definition of a "wrecking and salvage yard" includes the proposed use: "...a lot, land, or

structure used for the collecting, dismantling, storing, and/or salvaging of machinery, equipment, appliances, inoperable vehicles, vehicle parts, bulky waste, salvage materials, junk, or discarded materials; and/or for the sale of parts thereof. Typical uses include motor vehicle salvage yards and junkyards.” The UZC, Art III, Sec III-D.6.e, requires a Conditional Use for a wrecking/salvage yard in the LI zoning district.

Per the UZC, Art II, Sec II-B.14.q, the conditions for Conditional Use for a wrecking/salvage yard in the LI zoning district are:

- (1) Is not abutting an arterial street, expressway, or freeway;
- (2) In the opinion of the Planning Director, will not adversely affect the character of the neighborhood; and
- (3) Is enclosed by a fence or wall not less than eight feet in height and having cracks and openings not in excess of five percent of the area of such fence.

Judy Dillard asked how far from the river this piece of property is; **Longnecker** said it runs all the way to the river.

Elena Ingle pointed out how close to the bridge overpass this property is and wanted to know why the South end always gets all the trash.

Greg Ferris, agent for the applicant, said this property was purchased by Mark Ysidro after it went into bankruptcy. **Ferris** said Ysidro owns a nearby business and had to purchase this property because the City condemned one end of his lot for improvements and Mr. Ysidro now needs more space.

Jim Barnam, a neighboring business owner, said he and all the other neighbors are totally against this and they all believe that the salvage materials related to this business will drain to the river.

Ferris said this will not be a traditional salvage yard – it’s more of a towing and storage facility that will also have occasional auctions. He said it won’t look like a junkyard.

Teresa Cook asked if they had considered the Neighborhood Plan; **Longnecker** said there isn’t a plan for this area.

John Kemp said he knows Mr. Ysidro and he does maintain a clean yard.

Paul Davis explained the difference between the various types of salvaging and towing operations; he said the only thing he didn’t understand is why Ysidro was asking for the dismantling portion of the application if it was to be a towing and auction facility.

Kitchen (Kemp) made a motion to accept the recommendation of staff for approval with the outlined conditions.

Action: Motion was accepted 8-0.

BOARD BUSINESS

Judy Dillard said Council Member Skelton and Commissioner Norton are still working on getting the South Area Business Association going.

John Kemp reported the Southeast Community Center committee selected an architect to come up with a possible design for the Southeast Community Center. There is currently no designated funding for this project. Next meeting will be Jan. 16.

Jim Gulick said Grandview Heights had a pre-Thanksgiving dinner with a fairly small turnout..

Bill Ward welcomed **Roger Smith** as the newest member of the DAB.

DeWayne Kitchen reported they had their annual clean up in Planeview that went fairly well, except they had scheduled it till 2:30 p.m. and the trash people quit at noon.

Meeting was adjourned.

The next regularly scheduled meeting for District Advisory Board III will be held at 7 p.m., Jan. 6, 2010, at the Water Center at 101 E. Pawnee.

Respectfully submitted,

Janet Johnson, Neighborhood Assistant – District III

Guests

Elena Ingle
Andy Solter
Charlie Schwarz
Greg Ferris
Victor Kirkpatrick
Paul Davis
Trisha Epps
Tom Hein
Jim Barnum